



Manistee County Board of Commissioners

Manistee County Courthouse • 415 Third Street • Manistee, Michigan 49660

CLERK

Marilyn Kliber
(231) 723-3331

CONTROLLER/ADMINISTRATOR

Thomas Kaminski
(231) 398-3500

PHYSICAL RESOURCES COMMITTEE

Monday, January 26, 2009
1:00 P.M.

Manistee County Courthouse & Government Center
Board of Commissioners Meeting Room

AGENDA

- 1) Review and consideration of bids received from licensed contractors to replace the 25 KW generator with a 150 KW generator at the Manistee County Sheriff's Office/Jail. Bids for this project were due in the Manistee County Controller/Administrator's Office at 3:00 P.M. on Friday, January 16, 2009. The Committee proceeded to open the bids for this project with the following results:

A)	Custom Sheet Metal & Heating, Inc. =	\$94,000.00
	Alternate 1, ADD =	\$8,000.00
	Alternate 2, ADD =	\$6,000.00
B)	Top Line Electric, LLC =	\$65,500.00
	NFPA Level One Requirements, ADD =	\$1,800.00
	5 Year Comprehensive Extended Warranty, ADD =	\$975.00

At the time of the bid opening, Bruce Schimke, Maintenance Supervisor, was instructed to review the bid proposals from both companies and come back to the Committee with a recommendation at today's meeting. On Tuesday, January 20, 2009, the Board of Commissioners gave the Committee power to act on the purchase of this new generator system. (APPENDIX A)

- 2) Bruce Schimke, Maintenance Supervisor, will provide the Committee with a recommendation to address structural issues at the Health Department/Public Health building on Third Street. (APPENDIX B)
- 3) Other items from Committee Members.
- 4) Adjournment.

[rn h:\agendas\Physical Resources 012609]

CUSTOM

SHEET METAL & HEATING, INC.

Heating • Air Conditioning • Sheet Metal • Piping • Boilers

APPENDIX A

January 16, 2009

Manistee County
Controller/Administrator's Office
415 3rd Street
Manistee, MI 49660

Thank you for the opportunity to provide you with a quotation on Generator for Manistee County Jail/911. Outline below is the information that has been requested regarding our proposal:

Date Submitted:	January 16, 2009, Hand Delivered
Authorized Personnel:	Chris Loftis, Owner
Address/Contact Information:	9444 North US 31, Free Soil, MI 49411 (231) 464-5436 office – (231) 464-5920 Email: csm@wildblue.net
Business References:	See Attached
Business Insurance/License	See Attached, Additional Insured upon acceptance of proposal

Custom Sheet Metal & Heating, Inc. has been serving the Manistee, Mason, Lake, Oceana and Wexford counties for the past 26 years. We have several trained technicians on staff to provide prompt courteous service that you have come to expect. Each technician will arrive prepared to complete the necessary maintenance as requested.

Our office hours are from 7:00 am – 5:00 pm, Monday – Friday. We also provide 24/7 service for any after hours emergency that may arise. Please let me know if there is any additional information you may need.

Thank you again for the opportunity to provide a proposal for your HVAC service needs.

Sincerely,



Chris Loftis
Vice President

Proposal

AZ

Custom Sheet Metal & Heating, Inc.

9444 North US 31

FreeSoil, MI 49411

231/ 464-5436

FAX 231/ 464-5920

State License #71-00617

PROPOSAL SUBMITTED TO MANISTEE COUNTY		PHONE 398-3552-BRUCE S	DATE 1/16/09
STREET 415 3 RD STREET		JOB NAME GENERATOR REPLACEMENT	
CITY, STATE AND ZIP CODE MANISTEE, MI 49660		JOB LOCATION MANISTEE JAIL	
ARCHITECT	DATE OF PLANS	FAX	JOB PHONE

We hereby submit specifications and estimates for:

GENERATOR REPLACEMENT

1-SG-150 GENERAC LIQUID COOLED GAS GENERATOR (NATURAL GAS)(ENCLOSURE INCLUDED)

1-GTS060N AUTO TRANSFER SWITCH

1-GENERAC STAND BY GENERATOR (FUEL INCLUDED)

1-GAS LINE FOR NEW GENERATOR (SEE ALTERNATES)

-INSTALL NEW 600AMP TRANSFER SWITCH ON OUTSIDE ON BUILDING WITH A 600 AMP
FUSED DISCONNECT

-INSTALL 2-3" PVC CONDUITS TO NEW DISCONNECT NEAR NEW GENERATOR

-INSTALL PORTABLE GENERATOR AND HOOK TO EXISTING ELECTRICAL SYSTEM

REMOVE EXISTING GENERATOR AND ASSOCIATED PIPING AND SET ASIDE

-INSTALL NEW GENERATOR AND ENCLOSURE-CONNECT NEW WIRES TO TRANSFER SWITCH
AND PREPARE FOR START UP

-COMPLETE GENERATOR WIRING AND PERFORM START UP AND SET UP PROCEDURE

-PATCH CONCRETE AND REMOVE BARRIERS

-CHECK GAS PRESSURE AND TEST FOR LEAKS ON GAS LINES

-BARRICADES AND FENCING INCLUDED

-ALL MATERIALS, LABOR, AND PERMITS FOR BASE BID \$94,000.00

ALTERNATE 1-INSTALLING REGULATORS ON ALL EQUIPMENT ADD \$8000.00

ALTERNATE 2-INSTALLING HIGH PRESSURE LINE ONLY W/MAIN REGULATOR ADD \$6000.00

-ITEMS NOT INCLUDED: ENGINEERED DRAWINGS/PLAN REVIEWS

We Propose hereby to furnish material and labor - complete in accordance with above specifications, for the sum of:
DOLLARS

Payment to be made as follows:

A 50% DEPOSIT REQUIRED AND BALANCE DUE UPON COMPLETION OF JOB.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance. Failure to pay may result in a construction lien being filed against your property. Accounts more than 30 days old will bear interest at 1 1/2% per month.

Authorized
Signature

Chris 1/16/09

Note: This proposal may be withdrawn by us if not accepted within 30 days.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

Signature

Payment will be made as outlined above.

Date of Acceptance

Signature

A-3

ACORD™ CERTIFICATE OF LIABILITY INSURANCEDATE (MM/DD/YYYY)
10/22/2008PRODUCER (231) 755-1919 FAX: (231) 755-8750
Shoreline Insurance Agency Inc
875 W. Broadway Ave.THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION
ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE
HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR
ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

Muskegon MI 49441

INSURED

Custom Sheet Metal & Heating
9444 North US 31

Free Soil MI 49411

INSURERS AFFORDING COVERAGE

NAIC #

INSURER A: Selective Ins. Co. of

12572

INSURER B: Michigan Insurance

10857

INSURER C:

INSURER D:

INSURER E:

COVERAGESTHE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY
REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN,
THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES.
AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	ADD'L INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
A		GENERAL LIABILITY	S1852655	7/1/2008	7/1/2009	EACH OCCURRENCE \$ 1,000,000
		<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY				DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000
		<input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR				MED EXP (Any one person) \$ 10,000
		GEN'L AGGREGATE LIMIT APPLIES PER:				PERSONAL & ADV INJURY \$ 1,000,000
		<input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC				GENERAL AGGREGATE \$ 3,000,000
A		AUTOMOBILE LIABILITY	S1852655	7/1/2008	7/1/2009	PRODUCTS - COMPI/OP AGG \$ 3,000,000
		<input checked="" type="checkbox"/> ANY AUTO				COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000
		<input type="checkbox"/> ALL OWNED AUTOS				BODILY INJURY (Per person) \$
		<input type="checkbox"/> SCHEDULED AUTOS				BODILY INJURY (Per accident) \$
		<input type="checkbox"/> HIRED AUTOS				PROPERTY DAMAGE (Per accident) \$ 500
		<input type="checkbox"/> NON-OWNED AUTOS				
		GARAGE LIABILITY				AUTO ONLY - EA ACCIDENT \$
		<input type="checkbox"/> ANY AUTO				OTHER THAN EA ACC \$
						AUTO ONLY: AGG \$
A		EXCESS/UMBRELLA LIABILITY	S1852655	7/1/2008	7/1/2009	EACH OCCURRENCE \$ 3,000,000
		<input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE				AGGREGATE \$
		<input type="checkbox"/> DEDUCTIBLE				\$
		<input type="checkbox"/> RETENTION \$				\$
B		WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	WC0012536-00	7/1/2008	7/1/2009	WC STATUTORY LIMITS OTH-ER
		ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED?				E.L. EACH ACCIDENT \$ 500,000
		If yes, describe under SPECIAL PROVISIONS below				E.L. DISEASE - EA EMPLOYEE \$ 500,000
						E.L. DISEASE - POLICY LIMIT \$ 500,000
		OTHER				

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/EXCLUSIONS ADDED BY ENDORSEMENT/SPECIAL PROVISIONS

CERTIFICATE HOLDER

(231) 464-5920

Insured's Copy

CANCELLATIONSHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE
EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL
30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT
FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE
INSURER, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE

Bruce C Potter/KRIS

Bruce Potter

A-4

REFERENCES

Mason County Courthouse
Ken Enbody
231-845-1213

Mason County Jail
Tom Trenner
231-843-3666

Michigan Power
Bob Vandyke
231-845-7573

Dow Chemical
Wayne Anderson
231-845-4411

Martin Marietta
Dave Schaufele
231-723-2577

PAYMENT TERMS

Payment within thirty (30) days of submission of invoice/payment request.

WARRANTIES AND GUARANTEES

Custom Sheet Metal & Heating honors all manufactures warranties on parts an equipment and we guarantee our workmanship for one year.

INSTALLATION AND REPAIR PERIOD

Custom Sheet Metal & Heating is prepared to provide work in the time frames set forth, assuming no obstacles outside of our control occurs.

A-5



5057 Sawyer Woods Drive
Traverse City, MI 49684
Ph – 231.922.8626
Fax – 231.922.2007
T.F. – 866.922.8626

1/16/09
Manistee County Administrators Office
415 Third Street
Manistee, MI 49660

Attn: Tom Kaminski

Bid – New 150KW Generator

Bid is based on request for bids and project walk thru with Bruce Schimke, Maintenance Supervisor on 1/5/09.

The following is included:

- One new natural gas 150KW generator, generator brand proposed is Cummins Onan, which is equal or superior to model referenced in bid document.
- One temporary generator for standby use during construction, installed for operation.
- All conduit, wire, equipment and labor to complete installation.
- Coordination with Consumers Energy for power transfer.
- Removal of existing generator, transfer switch, conduit and wire, all of which is to be turned over to Manistee County.
- All mechanical gas piping, disconnect from existing tee in mechanical room, new 2 1/2" gas line installed and connection to new generator.
- Permit Fee.

Price: Sixty Five Thousand Five Hundred Dollars..... \$65,500.00

It is recommended to upgrade to the NFPA Level One requirements (where lives are at stake due to 911). The following is included for this alternate package:

- ❖ Remote Annunciator panel, NFPA-110
- ❖ Remote emergency stop
- ❖ Battery heater pad.
- ❖ 4 hour load bank test at start-up

Alternate add Price - \$1,800.00


A-6

Alternate price is for material only from generator supplier, location of annunciator panel would have to be determined by the owner and then priced for install.

Not Included:

- ✓ Utility fees if any to be paid by owner.
- ✓ Temporary rest room facilities.
- ✓ Relocation of owner salvaged materials off site.
- ✓ Overtime, night, weekend or holiday time.

Option #1 and option #2 for the gas piping will not be required for this installation, generator is satisfied with the 7" water column currently servicing the facility.


Blaine L. Vadeboncoeur
Top Line Electric, LLC

Accepted By _____
Date _____

Terms: Monthly billings made payable within 30 days.
Pricing will be held firm for 10 days.



5057 Sawyer Woods Drive
Traverse City, MI 49684
Ph - 231.922.8626
Fax - 231.922.2007
T.F. - 866.922.8626

1/16/09
Manistee County Administrators Office
415 Third Street
Manistee, MI 49660

Attn: Tom Kaminski

Bid Clarifications and intentions.

The generator I am proposing will NOT require any additional gas regulators, supplier verified that their unit will operate normally **Pressure: 7 - 14" Water Column (Full output @ 7") FLOW: 1740CFH @ 100% load.**

The Generac brand does not have a service rated transfer switch, the Cummins Power Generation switch is service rated. (Code Requirement)


I have included a comparison of the two brands and specifications for your use.

The incoming power from Consumers Energy will have to be interrupted between the transformer and the building so it can be re-routed into the new transfer switch, I propose to install this on the garage exterior wall between the transformer and building.

The new conduit from the generator will run on the roof over the garage and down into the new transfer switch.

The existing 300amp breaker in the main panel will still service the existing emergency panel, new conduit and wire will be installed between the two, in place of the existing transfer switch.

I am available to answer any questions or concerns, although I will be out of town until 1/19/09. Thank you for your consideration.



Blaine L. Vadeboncoeur
Top Line Electric, LLC

A-8

Top Line
ELECTRIC LLC
5057 Sawyer Woods Drive
Traverse City, MI 49684
Ph - 231.922.8626
Fax - 231.922.2007
T.F. - 866.922.8626

1/20/09

Manistee County
Bruce Schimke, Maintenance Supervisor
415 Third Street
Manistee, MI 49660

Re: 150KW Generator Bid

Bruce,

The following are the clarifications that you requested to qualify our Bid to Manistee County for the above referenced project.

Insurances: The bid request stated that the listed insurances will be procured and maintained for the life of the contract, it was not stated that the bid was to be accompanied by a copy of our Cert. A copy is being forwarded via fax along with this information. All Additional Insured's as stated on the bid request will be added after a contract with the County has been finalized, or a letter of intent is received.


Overtime clarification: Any overtime occurred by this contractor due to the nature, timing and project requirements will be the responsibility of this contractor. Only specific requests from the owner for varied work schedules will be negotiated with the owner for premium time compensation.

Our work scope and bid proposal to Manistee County is completely understood and I am satisfied with the dollar amount proposed. I stand behind our bid.

Alternate Pricing to add the Five Year Comprehensive Extended Warranty for the generator equipment - ADD \$975.00 to base bid.

I would be available to answer any questions concerning this project with you, including construction plans for what we expect.

Thank You;


Blaine L. Vadeboncoeur
Top Line Electric, LLC

From: TOP LINE ELECTRIC, LLC

231 922 2007

01/20/2009 15:01 #059 P.003

A-9

06/16/2008 12:01 9896311508

MILLER INSURANCE GRP

PAGE 02/02

ACORD CERTIFICATE OF LIABILITY INSURANCE		OP ID AM TOPLT-1	DATE (MM/DD/YYYY) 06/16/08
PRODUCER Miller Insurance Group 3012 N Saginaw Rd, PO Box 1866 Midland MI 48641-1866 Phone: 989-631-1500 Fax: 989-631-1508		THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.	
INSURED Top Line Electric, LLC Elaine Vadeboncoeur 7344 Russ Noble Dr Traverse City MI 49684		INSURERS AFFORDING COVERAGE	NAIC #
		INSURER A: Secura Insurance Company	
		INSURER B:	
		INSURER C:	
		INSURER D:	
		INSURER E:	

COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.						
RISK CODE LTR INSPD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS	
A	GENERAL LIABILITY				EACH OCCURRENCE	\$ 1,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY	TC 3114746-7	06/01/07	06/01/08	DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 100,000
	<input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR	TC 3114746-8	06/01/08	06/01/09	MED EXP (Any one person)	\$ 5,000
	GEN'L AGGREGATE LIMIT APPLIES PER:				PERSONAL & ADV INJURY	\$ 1,000,000
	<input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC				GENERAL AGGREGATE	\$ 2,000,000
					PRODUCTS - COMP/OP AGG	\$ 2,000,000
A	AUTOMOBILE LIABILITY				COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000
	<input type="checkbox"/> ANY AUTO	A 3114747-7	06/01/07	06/01/08	BODILY INJURY (Per person)	\$
	<input checked="" type="checkbox"/> ALL OWNED AUTOS	A 3114747-8	06/01/08	06/01/09	BODILY INJURY (Per accident)	\$
	<input checked="" type="checkbox"/> SCHEDULED AUTOS				PROPERTY DAMAGE (Per accident)	\$
	<input checked="" type="checkbox"/> HIRED AUTOS					
	<input checked="" type="checkbox"/> NON-OWNED AUTOS					
	CARAGE LIABILITY				AUTO ONLY - EA ACCIDENT	\$
	<input type="checkbox"/> ANY AUTO				OTHER THAN AUTO ONLY: EA ACC	\$
					AGG	\$
A	EXCESS/UMBRELLA LIABILITY				EACH OCCURRENCE	\$ 2,000,000
	<input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE	CU 3127646-7	07/11/07	03/11/08	AGGREGATE	\$ 2,000,000
	<input type="checkbox"/> DEDUCTIBLE					\$
	<input checked="" type="checkbox"/> RETENTION \$10,000					\$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY				<input checked="" type="checkbox"/> WC STATUTORY LIMITS	OTHER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/ MEMBER EXCLUDED?	WC 3114748-7	06/01/07	06/01/08	EL EACH ACCIDENT	\$ 500,000
	If yes, describe under SPECIAL PROVISIONS below	WC 3114748-8	06/01/08	06/01/09	EL DISEASE - EA EMPLOYEE	\$ 500,000
	OTHER				EL DISEASE - POLICY LIMIT	\$ 500,000
A	Umbrella	CU 3127646-7	03/11/08	06/01/08	Occ/Agg	1,000,000
		CU 3127646-8	06/01/08	06/01/09	Retention	10,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS

CERTIFICATE HOLDER

RH04D-2

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 10 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE

Scott T Miller

Scott T. Miller

A-10

**Bridgeway**

Blaine Vadeboncouer
7344 Russ Noble Drive
TC, MI 49684

January 20, 2009

Dear Blaine Vadeboncouer:

Regarding the Manistee Courthouse project, here are answers to your questions:

Item #1: NFPA-Compliance

Cummins BASIC CONTROLLER meets NFPA-99 and 110 code requirements, but this applies to the Gen Set Controller ONLY - that it has required alarms, etc., locally at the gen set package.

In order to actually MEET ALL the NFPA-110 SITE requirements, you must also include the following items with the package, beyond the gen set controller.

NOTE - The following items are required for NFPA-99 and 110 code compliance,

For the jobsite beyond the scope of gen set mounted controller:

Remote annunciator/alarm panel, NFPA-99 & NFPA-110 compliant

Remote emergency stop switch

Battery heater pad with thermostat

4-Hour Load Bank Test at start up

Item #2: Quoted Cummins Power Generation 150GGLB package will operate at 100% full nameplate rated load anywhere in the range of 7" - 14" Water Column pressure as long as we have the required flow of 1740CFH available at the gen set. Fuel Volume available is determined by site pipe sizing by site mechanical.

Refer to the Published data sheet for the 150GGLB to confirm fuel pressure range.

Cummins Model 150GGLB operates to full nameplate rated capacity of 150KW with a fuel supply pressure anywhere in the range of 7-14" water column @ the Gen Set Package, providing 100% full output to nameplate rating of 150KW.

Item #3: Option to upgrade from the Two Year Extended Warranty included in the base bid to the optional Five Year Comprehensive Extended Warranty for both the Gen Set & the SE-ATS is available for maximum coverage for the equipment. Comprehensive warranty covers: Parts, Labor, Travel-Time & Mileage.

The only items not covered are the Battery and the Engine Block Heater as these items are not manufactured by Cummins Power Generation.

NOTES: We recommend that all sites change out the starting battery every three years - whether "needed or not" or even if battery has a five year warranty, etc., as an emergency system is not where you want to "test" your battery - swap out the battery & put the old one in the tractor.

If site goes with the NFPA-110 upgrade they will have an indoor remote annunciator panel that will show "Low Coolant Temp" in the event of a block heater failure.

Please let me know if you have any other questions or need any further information.
Thank you,

Bruce F. Otte
231-947-5824



249 RIVER STREET • MANISTEE, MI 49660

PHONE 231-723-2982 • FAX 231-723-3278

Proposal # 08190

Community Mental Health/Public Health Bldg

Mr. Bruce Shimpke
Manistee County Building Authority
415 Third Street
Manistee, MI 49660

September 9, 2008

Dear Bruce:

We propose provide labor, materials and equipment to perform the following work.

Included:

Cut oversized tapered wood shims. Remove 4" vinyl base trim. Drive series of shims underneath the sill plate of the bearing wall which runs east west, and serves as an interior bearing wall for the roof trusses. (Expectation to shim roughly 30 stud locations.) Shims shall be driven tight with a four pound hammer or sledge hammer. Once shims are in place, they will be secured. The shims that extend beyond the face of the wall shall nailed together and excess shall be cut off. The areas between the shims shall be filled with wood blocking close off the opening and to provide backer to adhere new wood base trim painted to match adjacent vinyl base trim.

Any items of work or service not specifically described herein are **Excluded** from this proposal and Structural Specialties, Inc. assumes no responsibility for their performance.

Among those items are:

- Painting, staining, finishing work, unless specifically noted above.
- Mechanical and electrical work.
- Builder's Risk Insurance.
- Permits.

Structural Specialties, Inc. does carry General Liability Insurance and Worker's Compensation as required by law.

We hereby propose to furnish labor and materials for the work specified above - complete with the above specifications, for the sum of:

Four Thousand Five Hundred Twenty Five and No Hundredths Dollars \$4,525.00

with payment to be made as follows:

Progress payments to be made by the 10th of the following month, for the work completed (and billed for) by the end of the month. Final payment to be made within ten days after issuance of a final statement by the contractor when the work is completed.

Finance charge of 1-1/2% per month (about 18% annual) will be charged on all balances extending beyond payment terms stated above. All work will be completed in a workman like manner according to standard practices. Any alterations or deviations from above specifications will be executed only upon authorization from the owner or his appointed representative, and will be added to or deducted from the sum quoted in this contract. All agreements contingent upon strikes, accidents or delays beyond our control.

Authorized Signature _____


James A. Johnson

Note: This proposal is subject to change after 30 days.

ACCEPTANCE OF PROPOSAL

The above price(s), specifications and conditions are satisfactory and are hereby accepted. Structural Specialties, Inc. is hereby authorized to perform the work as described above. Payment will be made as outlined above.

Signature Customer _____

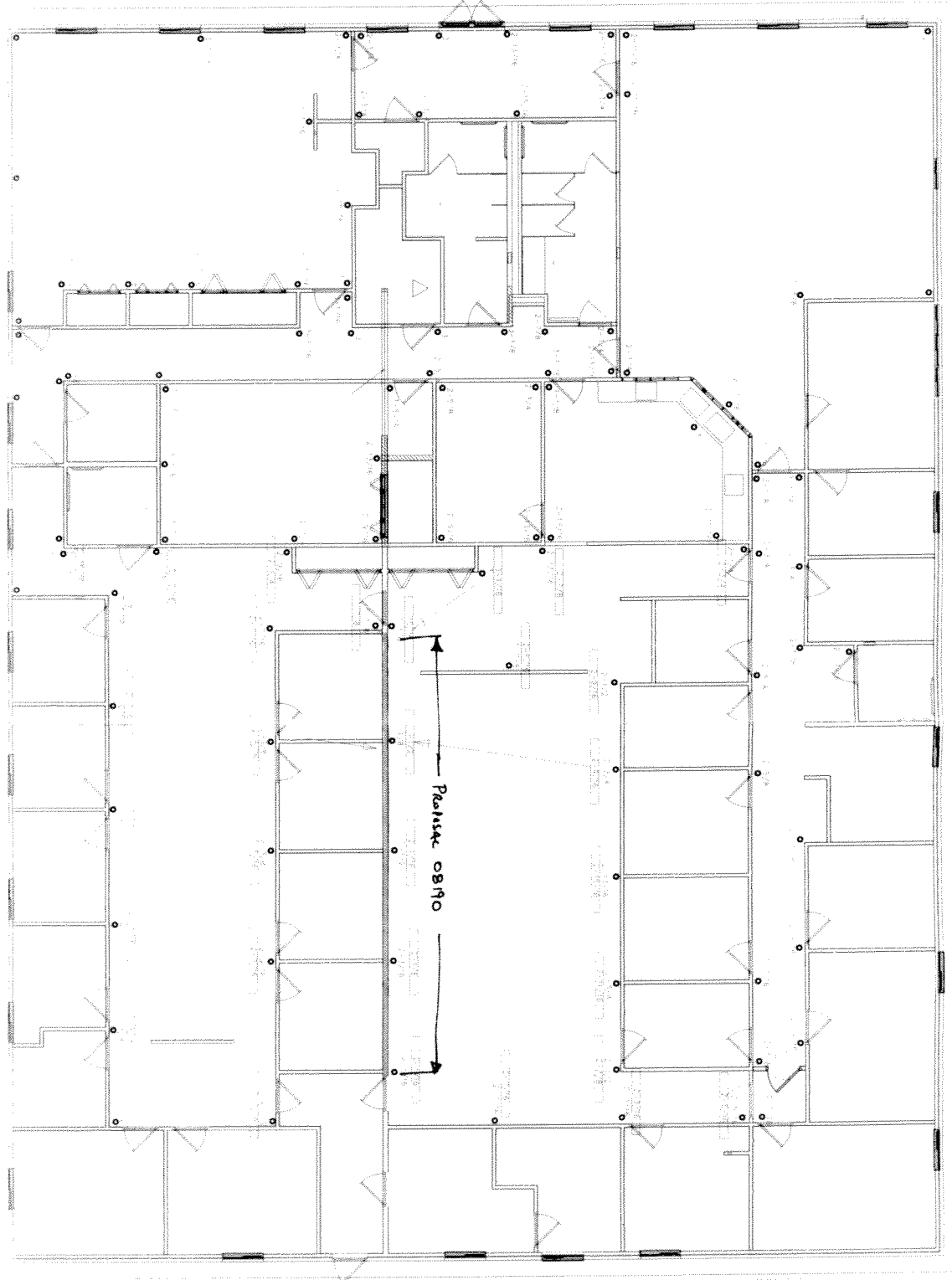
_____ Date

Signature S.S. Inc. Rep. _____

James A. Johnson

_____ Date

This proposal becomes a contract upon acceptance by both the Customer and Structural Specialties, Inc.



B-4



249 RIVER STREET • MANISTEE, MI 49660

PHONE 231-723-2982 • FAX 231-723-3278

Proposal # 08201

Community Mental Health/Public Health Bldg

Mr. Bruce Shimpke
Manistee County Building Authority
415 Third Street
Manistee, MI 49660

October 9, 2008

Dear Bruce:

We propose provide labor, materials and equipment to perform the following work.

Included:

Place carpet mask in hallway to exterior to protect carpet from tracking clay through the building.
Remove 4 or 5 small 2' square holes in carpet.
Core Drill through 4" thick concrete floor with 4" diameter core drill.
Owner to take Core samples (We propose your having the county sanitarian take said samples, similar to what would be done for a septic system, through the holes to depth of 8 feet in an attempt to determine settlement problems. The intention would be to find any rotting materials below the floor, or any water flowing.
Backfill with clean sand, after completion.
Prepare, and pour new concrete flush with adjacent concrete.
Reinstall carpeting.

We suggest doing this work in various locations as indicated on the enclosed sketch.

Any items of work or service not specifically described herein are **Excluded** from this proposal and Structural Specialties, Inc. assumes no responsibility for their performance.

Among those items are:

Painting, staining, finishing work, unless specifically noted above.
Mechanical and electrical work.
Builder's Risk Insurance.
Permits.

Structural Specialties, Inc. does carry General Liability Insurance and Worker's Compensation as required by law.

We hereby propose to furnish labor and materials for the work specified above - complete with the above specifications on a **time and material basis** with an **estimated cost** of:

Two Thousand Dollars \$2,000.00



with payment to be made as follows:

Progress payments to be made by the 10th of the following month, for the work completed (and billed for) by the end of the month. Final payment to be made within ten days after issuance of a final statement by the contractor when the work is completed.

Finance charge of 1-1/2% per month (about 18% annual) will be charged on all balances extending beyond payment terms stated above. All work will be completed in a workman like manner according to standard practices. Any alterations or deviations from above specifications will be executed only upon authorization from the owner or his appointed representative, and will be added to or deducted from the sum quoted in this contract. All agreements contingent upon strikes, accidents or delays beyond our control.

Authorized Signature _____


James A. Johnson

Note: This proposal is subject to change after 30 days.

ACCEPTANCE OF PROPOSAL

The above price(s), specifications and conditions are satisfactory and are hereby accepted. Structural Specialties, Inc. is hereby authorized to perform the work as described above. Payment will be made as outlined above.

Signature Customer _____

_____ Date

Signature S.S. Inc. Rep. _____

James A. Johnson

_____ Date

This proposal becomes a contract upon acceptance by both the Customer and Structural Specialties, Inc.

**Report of structural condition of Manistee Benzie Community
Mental Health Building located at 385 Third Street, Manistee, MI**

Presented to:
Mr. Jeff Rose, Acting Director
Manistee Benzie Community Mental Health
310 North Glocheski Drive
Manistee, MI 49660

Prepared by:
Jim Johnson, V.P.
Structural Specialties, Inc.
General Contractors
249 River Street
Manistee, MI 49660
April 17, 2008

This review was performed with the intention of determining the extent of the structural settlement, and making a proposed plan for abating said troubles. The investigation was divided into the following parts:

- 1. Observations in the attic to look at truss structure, looking for movement of trusses, cracks in truss members, etc.**
- 2. Record elevations of the floor and compare them to the elevations taken in 2003.**
- 3. Propose possible abatement solutions.**
- 4. Recommendations.**

1. Observations in the attic:

The attic is divided into four spaces, with smoke partitions of 5/8" drywall separating the four areas. Our review began at the east most area. This area is partially above the area which shows the most floor settlement. Four trusses at the west end of this area had 2x10 supports added to the side of the top chord member, in response to earlier concern about the structure. The original top chord was a 2x6 member. The added supports were placed at the direction of CTM Associates of Traverse City, in 2003. These members were connected directly to the 2x6 top chord of the trusses with framing adhesive and then mechanically attached with nails/screws. This left about 4 inches of the new 2x10 member not directly attached. One of the trusses which has this condition shows a crack where the 2x10 member goes from being fully supported to not being supported. See sketch. Our expectation is that this is due to drying shrinkage, not from excess stress. The truss still has twice the original 2x6 member in full contact, in as new condition. We do not see this as a problem, but note it as worthy of mention.

The other three attic spaces showed no cracks, or items of concern. We did note that the smoke screen between the areas had been compromised prior to our entering, and we left the condition as it was, since it was not a structural issue.

2. Elevations recorded and compared to prior elevations:

We have no record of the original floor elevations to determine if they were originally level, or if there was always some minor slope to the floor. There is no question, however, that the floor has moved greatly during the last 10 years. The enclosed plan shows the elevations recorded in 2003 along with the elevations taken recently (2008) to show the comparison over the 5 years since the first elevations were taken. The results show that in the last 4-5 years it has settled an additional one half inch. It would appear that if the floor was originally level that the worst area has dropped a total of 3 inches. This is a concern from two major areas. The first being the discomfort level and trip hazard created by the slope. The second being that the greatest slope is under a main bearing wall. The trusses are supposed to be bearing on said wall, which is now hanging unsupported for a length of about 40 feet. This is a concern which needs to be addressed.

The possible explanations for the settlement are:

- a. First, the current building may have been built over one or two old house foundations. Said foundation may have been knocked down below grade and then filled in. If old basement was not compacted as it was filled in, it may be settling because of the lack of compaction. If this is the case, it is expected that the settling will decrease over time, and at some point stop when the building as reached a level of compaction adequate to bear the load. This would not be the case, however, if rotting or compost materials were used to fill in the basement of a prior structure.
- b. Second, The natural lay of the land slopes downward toward the east. There may have been multiple feet of fill sand placed on the natural grade to bring it up to level. If this is the cause of the settlement, it would not be expected that three feet of sand fill would compact more than 3-5 inches, which would lead us to expect that the settlement would diminish and stop within 5 or 10 years.
- c. Third. Settlement could be caused by improper compaction around sewer lines inside the building, and or a possible leak in the sewer, causing additional settlement. There are sewer lines near the wall in question. Back in 2003, Barney's Sewer & Drain Cleaner had run a sewer camera through to check to see if the sewer was leaking. There was no indication that such was the case. Based on that, we are assuming that the sewer is not causing the problem.

3. Possible Abatement solutions:

Solution A. Remove carpet, place self leveling flooring grout, and re-install new carpeting.

Sequencing of repairs:

Owner to remove all desks, chairs, movable partitions, file cabinets, etc.

Remove carpeting in area as required.

Place self leveling concrete product on existing floor , to bring area up three inches at lowest point.

Once self leveling concrete has cured. Place new carpeting in said area.

Owner to haul back in all desks, chairs, movable partitions, file cabinets, etc.

It would be most convenient to do all this work at one time. The work could, however, be done in two phases, one on the north side of the divider wall, and one on the south side of the divider wall, if that made more sense logistically for MBCMH and Public Health Department.

Advantages A: The work area will only have to be vacated for a period of about 1-2 weeks for each side. Cost is much less than option B. The work requires little disruption to areas not directly involved in the repair.

Disadvantages A: The cause of the settlement will remain unknown.

Solution A Budget Costs: \$20,700.

Options to solution A

Repaint area under consideration. This work not required structurally.

Add to budget figure above. \$4,100.

Solution B. Remove Walls & Concrete floor, hand excavate down to find cause of settlement and make repairs and rebuild.

Sequencing of repairs:

Owner to remove all desks, chairs, movable partitions, file cabinets, etc.

Remove carpeting as required.

Shore up roof and remove interior walls and doors where floor is to be removed.

Remove concrete floor as required.

Remove soil in said area to depth of about 4' deep.

Haul soil out of building by wheel-borrow. If rotting materials are found below 4', continue to excavate until all rotting materials are removed. Then haul in sand, by wheel-borrow, compacting soil in 8" lifts, running compaction tests as work progresses.

Prepare and pour new concrete slab.

Re-frame walls which were removed earlier.

Re-hang doors and frames removed earlier.

Place new carpeting.

Owner to haul back in all desks, chairs, movable partitions, file cabinets, etc.

Advantages B: Would make it possible to be more certain of the cause of the problem, and make a more durable repair.

Disadvantages B: Very high cost, six times option A. Work will take minimum of 6 weeks, could easily take 10 weeks. Work will be noisy with jack hammers and high speed diamond saw blades. Compaction will need to be done with equipment which will run on gasoline engines, putting exhaust into the air. The entire building will be effected by the noise, vibration and exhaust during construction. Entire area would need to be done at the same time.

Solution B Budget Costs: \$120,000.

Options Repaint area under consideration \$7,500.

Solution C

It would be possible to place two galvanized double helix earth anchors at the exterior wall on the South East corner of the building, where there is sign of slight settlement. The corner soil has been removed for the placement of the barrier free egress on the east side of the building. It is expected that the excavation for the ramp has caused the foundation to be more exposed to the frost action than is normally acceptable. The earth anchors would help stabilize from further settlement.

Budget cost C: \$10,000 to \$12,000.

Advantages C: This work could help to stabilize the corner from further dropping down. It will not be of much help if the corner is freezing in the winter and the clay below the footings is heaving upward.

Disadvantages C: Current status does not necessitate immediate action as it is not causing any imminent threat. Cost of repair is substantial compared to the protection received.

Solution D

The corner soil has been removed for the placement of the barrier free egress on the east side of the building. It is expected that the excavation for the ramp has caused the foundation to be more exposed to the frost action than is normally acceptable. Remove east 10 to 12 feet of egress ramp at south east corner of building. Hand excavate under the existing footings to get support to depth of 3'-4" below the exposed grade. Pour new concrete footing/wall underneath the existing footing. Replace excavated soil, and reinstall ramp. at the exterior wall on the south east corner of the building, where there is sign of slight settlement.

Budget cost C: \$12,000 - \$15,000.

Advantages D: This work should help to stabilize the corner against further settlement and heaving soil in winter.

Disadvantages D: Current status does not necessitate immediate action as it is not causing any imminent threat. Cost of repair is substantial compared to the protection received.

4. Recommendations.

We recommend going with abatement solution 3A as the least costly and yet effective means of abating the major problem.

Rationale: If the building continues to settle at the same rate it has for the last 4 years, it would take 8 years to settle one inch. It is possible that the settling is almost complete and may not settle much more. If the building does settle another inch and the process had to be repeated, it would still cost far less than option 3B. We make our recommendation on our best judgement. It is no guarantee. We make it based on the costs for construction. This does not take into consideration the cost of moving desks, supplies, movable partitions, nor for finding alternate work spaces for employees, and the disruption of services to the community.

We do not have a strong recommendation regarding the South east corner. If it is determined to make repairs at said corner, we would recommend option D as giving better protection.

Miscellaneous notes and considerations:

We have not priced drywall repairs where minor cracks have appeared above door and window openings. This work could be done when building interiors are repainted by owner at later date if desired.

We were able to locate a copy of the original bid drawings from the construction in 1986. The drawings are not very detailed, but they do show a footing underneath the interior bearing wall under which the floor has settling so severely. It was our hope that the drawings might indicate whether or not old buildings were demolished in order to build the current building. Nothing is shown on the site plan to indicate anything related to demolition of old buildings or amount of fill brought in prior to the work in 1986. Although our firm bid on the original building, we did not construct the building. We did do remodeling on the building prior to MBCMH using it as an office building.

This report is generated by a general contractor. This is our professional opinion on the state of the building. This review was made by Dave Johnson, and James Johnson, who have over 50 years of combined experience in the construction field.

Respectfully Submitted by

Jim Johnson, V.P.

Attachments: Record of elevations taken in 2003 with elevations taken in 2008 shown adjacent to old elevations.